



SPECIAL WARRANTY DEED

Riki R. Davidson & First Interstate Bank, a Montana Corporation, as **Co-Trustees of the Riki R. Davidson Trust under agreement dated May 4, 2010**, Grantors, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to **Riki R. Davidson & First Interstate Bank**, a Montana Corporation, as **Co-Trustees of the Riki R. Davidson Trust under agreement dated December 29, 1976**, Grantees, whose address is c/o First Interstate Wealth Management, 16 South Main Street, PO Box 2007, Sheridan, Wyoming, 82801, the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

Tract A, Tract B, and Tract C, as described on the Certificate of Survey recorded in the Sheridan County Clerk's office, Sheridan, Wyoming, filed March 6, 2000 in Drawer P, as Plat Number 245, Instrument No. 340869, and as described on Exhibit A attached hereto and incorporated herein by this reference.

Together with improvements thereon and appurtenances thereto, but subject to easements, reservations, restrictions, restrictive covenants, and rights-of-way of record.

This Special Warranty Deed corrects the date of the Riki R. Davidson Trust that was incorrectly stated in the Special Warranty Deed dated February 26, 2016, and recorded in the office of the Sheridan County Clerk on February 26, 2016, at Document Number 2016-725235, in Book 558, Page 389.

GRANTORS will warrant and defend title to the property conveyed against the lawful claims and demands of all persons claiming by, through, or under them, but not otherwise, but **EXCEPT** and **SUBJECT TO**: (i) all rights, rights-of-way, easements, restrictive covenants, conditions, agreements, restrictions, and reservations of record; (ii) public or private utility easements and roads and rights-of-way, including, but not limited to: those of record; easements or rights-of-way for the benefit of Century Link, Inc., Montana-Dakota Utilities Co., and the Town of Ranchester pertaining to the "Resolution for Abandonment" of the Transportation Commission of Wyoming, recorded September 25, 1991, in Book 344, Page 445 as document number 92052, recognizing the rights of corporations or their successors in interest as provided in W.S. § 24-3-126 to continue the operation and maintenance of transmission and distribution lines constructed upon the abandoned right-of-way of a state highway, and to continue to maintain any facility lawfully in the highway right-of-way at the time of abandonment (including the right to go upon these lands for the purposes associated with maintenance of use of the facility); and rights-of-way of the public, the County, and the State in and to that portion of land lying within the boundaries of Wyoming Highway #345, U.S. Route 14, and Interstate 90, as the case may be, situated adjacent to or within the subject property; (iii) irrigation ditch rights-of-way, including, but not limited to, those of the Hanover-Mikado Ditch Company; (iv) matters shown and delineated in that certain Certificate of Survey recorded in the Sheridan County Clerk's office, Sheridan, Wyoming, filed March 6, 2000 in Drawer P, as Plat Number 245, Instrument No. 340869; (v) prior mineral, geothermal energy, or water (on or under the property) reservations, abandonments, or conveyances (including, but not limited to, those pertaining to sand, gravel, clay, scoria, limestone, salt, metal ores, oil, natural gas, coal, and other hydrocarbons), including rights to enter and use the surface of the property; (vi) unpatented mining claims (and reservations or exceptions in patents or in Acts authorizing the issuance thereof), whether or not shown by the Public Records, including access to explore for or extract same; (vii) any state of facts which would be disclosed by an accurate survey or physical

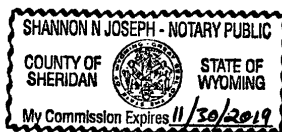
inspection of the property, including, but not limited to, any encroachments, discrepancies, conflicts in boundary lines, shortage in area, or claims of prescriptive easements or adverse possession; (viii) applicable protective covenants, building and zoning ordinances and regulations, environmental protection laws, and city, County, and State subdivision and zoning laws; (ix) guaranteed revenues to utility companies, local improvement districts and special or other assessments on the property, if any, (including continuing assessments of the Hanover-Mikado Ditch Company) and general taxes for the year 2016 and subsequent years; and (x) the remaining term of that certain "Pasture Lease" dated April 1, 1991, as amended by that certain "Amendment to Pasture Lease" dated December 2, 2008, and by that certain "Second Amendment to Pasture Lease" dated November 8, 2011.

To have and to hold the same for and to the use of the said Grantees and their successor trustees and assigns, forever.

WITNESS my hand this 2 day of Oct, 2017.


Riki R. Davidson

STATE OF WYOMING)
) SS.
COUNTY OF SHERIDAN)



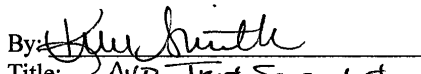
The foregoing instrument was acknowledged before me by Riki R. Davidson this 2 day of October, 2017.

Witness my hand and official seal.


Notary Public

My Commission Expires: 11/30/2019

By: 
Title: See President
First Interstate Bank

By: 
Title: AVP - Trust Specialist
First Interstate Bank

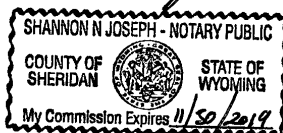
STATE OF WYOMING)
) SS.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Linda W. Thompson and Kim Smith of First Interstate Bank this 4th day of October, 2017.

Witness my hand and official seal.


Notary Public

My Commission Expires: 11/30/2019





2017-738071 10/13/2017 10:16 AM PAGE: 3 OF 4
BOOK: 569 PAGE: 669 FEES: \$21.00 SM SPECIAL WARRANTY D
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Tract A:

A tract of land located in the N $\frac{1}{2}$ SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18, T57N, R85W, of the 6th P.M., Sheridan County, Wyoming being more particularly described as follows:

Beginning at the West $\frac{1}{4}$ corner of said Section 18; thence along the West line of said Section 18, S. 0°07'00"E., 583.10 feet to a point on the North right-of-way line of Wyoming Highway No. 345; thence along said right-of-way S. 59°56'00"E., 421.71 feet; thence along a curve having a central angle of 27°47'00", a radius of 3224.10 feet, and a chord S. 73°49'30"E., 1548.13 feet; thence S. 87°43'00"E., 935.58 feet; thence North 1288.83 feet to a point on the North line of the SW $\frac{1}{4}$ of said Section 18; thence S. 89°28'03"W., 2787.96 feet to the point of beginning;

Tract B:

A tract of land located in the SE $\frac{1}{4}$ of Section 18, T57N, R85W, of the 6th P.M., Sheridan County, Wyoming being more particularly described as follows:

Beginning at a point on the North line of the SE $\frac{1}{4}$ of said Section 18, said point being located S. 89°28'03"W., 1332.84 feet from the East $\frac{1}{4}$ corner of said Section 18; thence along the North line of the SE $\frac{1}{4}$ S. 89°28'03"W., 1163.99 feet; thence South, 1288.83 feet to a point on the North right-of-way line of Wyoming Highway 345; thence along said right-of-way S. 87°43'00"E., 1164.86 feet; thence North, 1346.05 feet to the point of beginning.

EXCEPTING THEREFROM that certain parcel of land conveyed to Montana-Dakota Utilities Co. as contained in Corrective Warranty Deed recorded June 16, 2015, Book 553, Page 612;

Tract C:

A tract of land located in the SE¼ of Section 18, T57N, R85W, of the 6th P.M., Sheridan County, Wyoming being more particularly described as follows:

Beginning at a point on the North line of SE¼ of said Section 18, said point being located S. 89°28'03"W., 947.68 feet from the East ¼ corner of said Section 18; thence along the North line of the SE¼ of said Section 18, S. 89°28'03"W., 385.16 feet; thence South 1346.05 feet to a point on the North right-of-way line of Wyoming Highway No. 345; thence along said right-of-way S. 87°43'00"E., 339.56 feet; thence N. 2°17'00"E., 48.72 feet; thence along a curve to the right having a central angle of 1°04'53", a radius of 11569.20 feet, and a chord S. 84°38'47"E., 218.33 feet; thence N. 5°53'40"E., 40.00 feet; thence along a curve to the right having a central angle of 0°44'20", a radius of 11609.20 feet, and a chord S. 83°44'10"E., 149.70 feet; thence S. 33°22'00"E., 343.33 feet to a point on the Westerly right-of-way of Wyoming Highway No. 14; thence along said right-of-way N. 55°32'18"E., 320.10 feet to a point on the East line of said Section 18; thence along the East line of said Section 18, N. 0°46'06"E., 709.84 feet to a point on the Southerly right-of-way of Interstate 90; thence along said right-of-way N. 89°44'08"W., 14.02 feet; thence continuing along said right-of-way N. 63°36'36"W., 1035.21 feet to the point of beginning.

NO. 2017-738071 SPECIAL WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PREHODA, LEONARD & EDWARDS LLC PO BOX 789
LARAMIE WY 82073